Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M:26/14

1. Name of Property (indicate preferred name)

historic	The Pump House
other	Rockville Pumping Station, Pumping Station & Electric Plant, Rockville Electric Lights & Water Works

2. Location

street and number	401 South Horners Lane	__ not for publication
city, town	Rockville	__ vicinity
county	Montgomery	

3. Owner of Property (give names and mailing addresses of all owners)

name	City of Rockville				
street and number	111 Maryland Avenue			telephone	240-314-5000
city, town	Rockville	state	MD	zip code	20850

4. Location of Legal Description

courthouse, registry of deeds, etc.	Montgomery County Courthouse			liber	JA58	folio	168 Pumping Station
city, town	Rockville	tax map	GR42	tax parcel	P203	tax ID number	150343

5. Primary Location of Additional Data

_____ Contributing Resource in National Register District
_____ Contributing Resource in Local Historic District
_____ Determined Eligible for the National Register/Maryland Register
_____ Determined Ineligible for the National Register/Maryland Register
_____ Recorded by HABS/HAER
_____ Historic Structure Report or Research Report at MHT
__X__ Other: Measured Drawings at Peerless Rockville (301-762-0096)

6. Classification

Category
_____district
__X__building(s)
_____structure
_____site
_____object

Ownership
__X__public
_____private
_____both

Current Function
_____agriculture
_____commerce/trade
_____defense
_____domestic
_____education
_____funerary
__X__government
_____health care
_____industry
_____landscape
__X__recreation/culture
_____religion
_____social
_____transportation
_____work in progress
_____unknown
_____vacant/not in use
_____other:

Resource Count

Contributing	Noncontributing	
1	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	_____	Total

Number of Contributing Resources previously listed in the Inventory

_____

7. Description

Inventory No. 26-14

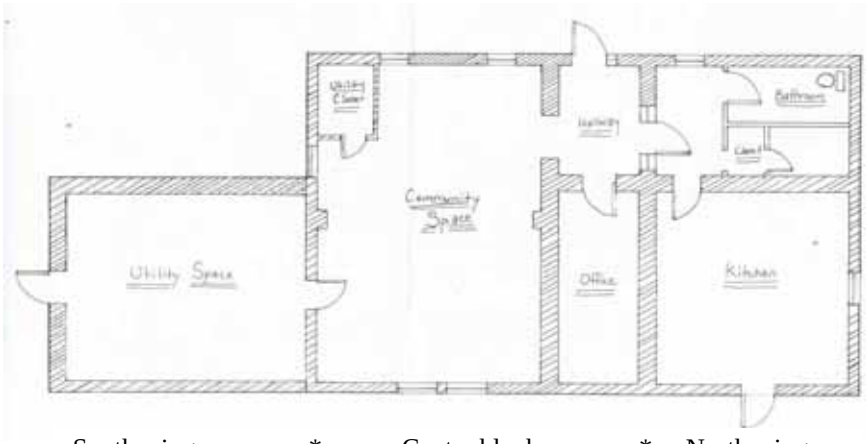
Condition

X excellent	___ deteriorated
___ good	___ ruins
___ fair	___ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary

The Pump House, a Victorian era public utility building, is a one-story brick building with three distinct sections. The center portion is square in form and has a pyramidal roof and cupola. On either end, there is a shed-roofed wing that sits below the wide eaves of the central block. A portion of the brick wing on the south side of the building dates to the original construction, and the south wing was enlarged to its current configuration by 1908. The concrete block wing on the north side was built between ca. 1957. The main entrance is located on the east elevation. The brick is currently painted beige; trim is painted white; there are black shutters on the windows on the east elevation only. The doors and window openings have been down-sized for replacement elements. The original door and window sills and lintels are stone; non-original windows have brick sills. There are three brick chimneys of differing date, but the one at the SW corner is original. South Horners Lane runs along the east side of the site. Today, the street has been blocked off to through traffic with a circular turn-around, a sidewalk and landscaping. The building now serves as a community center, with a parking lot in the area south of the building, and a public park to the north and west.



South wing * Center block * North wing

Plan and front elevation drawings prepared 2003, for Peerless Rockville under the direction of Corri Jimenez

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 7 Page 1

The Pump House consists of a brick central block and two side wings. The center block measures 32' square, and has a pyramidal roof topped with a cupola. The basic design includes shallow pilasters at each corner to hold up the deep facia board under the wide eaves. To this basic design, a large chimney base was added at the southwest corner, and subsequent chimneys have been added at the NE and SE corners. The brick is laid in American bond (7-stretchers to 1-headers), with stone lintels and sills at original openings. All of the original door and window openings have been altered and/or downsized. The center block of the Pump House has asphalt shingles on the pyramidal roof. The wide eaves measure approximately 18" and there is a complementary wood trim band under the eaves, which measures approximately 1'. The small cupola measures approximately 5' square, and it also has a pyramidal roof with asphalt shingles. A metal weather vane sits atop the cupola, with a bird alighting on a ball mounted on the north arrow. The north, east and south faces of the cupola are filled in, while the west face has two ventilation openings. The brick south wing has a shed roof and measures approximately 18' x 32'. The concrete block north wing also has a shed roof, and measures 23' x 19' with the west side flush with the west elevation of the main block.

The East (front) façade has three-bays on the central block, with a side hallway on the south side and a large room to the north. The double-width front door has been reduced in both height and width within the original opening that is still apparent. The door opening has a stone lintel measuring approximately 10" in depth approximately 30" above the height of the existing doorway. The current doorway has a Greek Revival style wood frame with implied fluted pilasters, corner blocks, and fluting above the door. There is a single-leaf solid flush door and a smaller in-fill side panel with two narrow windows. To the right of the entrance, replacement windows are set within the two original window openings. The new window configuration includes a wood in-fill panel above a double-hung 6/6 wood window, with flanking shutters attached to the brick wall. The small brick addition at the south side of the building has a shed roof that begins under the eaves of the center portion of the building. There are two double-hung windows on this south addition, and a low chimney at the south corner.

The South (left side) elevation of the brick shed-roof addition extends the full-width of the center block of the Pump House. Two doorways have been blocked up on this elevation. One has been altered for a small window. There are no stone lintels on this elevation.

The West (rear) elevation of the central portion of the Pump House has paired double-hung replacement 2/2 (horizontally divided) windows in a downsized opening. The lintel appears to be wood, while the [stone] sill has been parged and painted. Its smooth rectangular shape stands in contrast to the rustic stone lintels and sills on the front façade. To the right of these windows, two stacked window openings that are next to the remnant of the original brick chimney have been filled in. The top window extends all the way to the wooden facia under the eaves. With decorative relieving arches on each of the three exposed facades and a decorative brick band above, the chimney remnant measures approximately 2'x3' and stands 14' tall, ending at the bottom of the soffit.[1] A wooden enclosure has been built at the north side of the chimney to hide a heat condenser. There is a single doorway on the west elevation of the brick shed-roof addition. A single window has been blocked up on the west elevation of the concrete block shed-roof addition.

The North (right side) façade of the Pump House has a concrete block addition that is held back from the front (east) façade, but is flush with the west façade. This shed-roof addition measures approximately 19' wide by 23' long. The roof sits under the original eaves of the main block of the Pump House. It has a single door on the north façade, and a single window on the east façade, which is designed to match the existing infill windows on the east façade. It has an in-fill panel above the 2/2 double-hung window, and flanking non-functioning shutters. A window opening on the west side of this addition has been blocked up. The door and two windows are centered on their respective elevations. Where the concrete block addition has been held back from the east façade, a

[1] The chimney stack originally extended to a height of 50', as documented in the Sanborn maps 1908, 1915.

single original window opening may be seen. This also contains a down-sized replacement double-hung window with a wood panel above. Directly to the left of this window, a narrow brick chimney has been inserted that cuts through the eaves to bring the chimney above the roof.

E

SE

NE

SW

8. Significance

Inventory No.

Period	Areas of Significance	Check and justify below		
__ 1600-1699	__ agriculture	__ economics	X health/medicine	__ performing arts
__ 1700-1799	__ archeology	__ education	__ industry	__ philosophy
X 1800-1899	X architecture	__ engineering	__ invention	X politics/government
X 1900-1999	__ art	__ entertainment/	__ landscape architecture	__ religion
__ 2000-	__ commerce	recreation	__ law	__ science
	__ communications	__ ethnic heritage	__ literature	X social history
	X community planning	__ exploration/	__ maritime history	__ transportation
	__ conservation	settlement	__ military	__ other: _____

Specific dates 1913 Typhoid Outbreak **Architect/Builder** George Morgan, Engineer

Construction dates 1896-1897

Evaluation for:

___X___ National Register ___X___ Maryland Register _____not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Summary

The Pump House is significant for its role in the development of public utilities (water, sewer, electricity) in the City of Rockville and in the Washington Metropolitan region. The town constructed its new Rockville Electric Light and Water Works in 1896, at a time of increased understanding of epidemic diseases such as typhoid, and cholera. That the town's water system, originating at the Pump House, was the source for typhoid fever during the Christmas-New Year's holiday season of 1913-1914, was documented in a report by the State Department of Health and by the United States Public Health Service.[2] This spurred the development of a municipal-wide sewerage system (completed in 1916) to complement the water system. This federal publication was also used nationwide to illustrate the problems associated with the delivery of clean drinking water and sewerage contamination. Locally, this was addressed on a larger scale with the creation of the bi-county water/sewer agency, WSSC, by the General Assembly in 1918.

Land transactions/deed research

East Rockville vicinity

The Pump House was built east of the B&O Railroad tracks on what had been farmland up until the late 19th century. William Brewer (1777-1861) was born in Anne Arundel County, and died in Montgomery County.[3] His third child was John Chiswell Brewer (1804-1868), who was a prominent Rockville lawyer[4] with five children. John C. Brewer bought up a lot of farmland east of Rockville from 1839 – 1847, including the property upon which the Pump House now sits. After his death, John C. Brewer's wife and children divided up the property. As part of the division in 1874, John B. Brewer received the 49-1/2 acres of land that lay east of the railroad line and north of the Baltimore Road, excepting the land conveyed to William Brewer in 1869.[5] The 1879 Hopkins Map shows two house sites in East Rockville labeled "Wm Brewer."[6]

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[2] *Typhoid Fever in Rockville, MD; Report of an outbreak by an infected water supply from a deep well*, L. L. Lumsden, Public Health Bulletin #65, Treasury Department, United States Public Health Service, GPO, Washington, May, 1914.

[3] In the 1860 census for the 3rd District (centered around Poolesville), he is listed as a farmer, with real estate valued at $15,500 and personal property at $42,000.

[4] The 1860 census for the 4th District of Montgomery County (centered around Rockville) notes he is a lawyer, with $70,000 in real estate and $25,000 in personal property. He also helped with the petition that led to the incorporation of Rockville in 1860.

[5] E.B.P. 11/443-448.

[6] See Lot 8 Block D in Croydon Park. See E.B.P. 6/349 - land conveyed on 6/28/1869 to William Brewer (1847-1885) by Elizabeth Brewer (his mother), Ellen Brewer and John B. Brewer (his siblings).

In 1884, William Reading[7] bought this same 49-1/2 acre property from John B and Virginia R. Brewer[8] with a mortgage from the Sandy Spring Bank.[9] Reading also purchased the 28-5/8 acre parcel on the south side of the Baltimore Road from Edward E. Stonestreet a couple of months later.[10] William Reading died on December 29, 1897 in Rockville. His property was divided among his children, Hugh Capner, Joseph, Matilda, and John G.

Municipal Annexation and the construction of the Water Works

Between 1865 and 1943, the town of Rockville grew in small increments. Nevertheless, by 1900, the town was triple its size of 1860.[11] In 1900, the town of Rockville included 354 acres of land, and a population of 1,110 people.[12] Most of the people lived on the west side of the Railroad tracks but there were people living along existing major roads, including the Baltimore Road[13] and Veirs Mill Road. Public utility systems were non-existent, although there are hints of the start of a water system with a notation that the Mayor and Council also ordered that a "new pump be purchased and placed in the well of Mrs. Rose Williams to be used as a town pump."[14] Individual homes relied on private wells for their water. Lacking a public sewerage system, individual homes used either residential water closets that discharged into septic tanks or private privies of varying construction, none of which could be considered "sanitary."[15] A contract for a public scavenger service was let in 1896. This required that night soil was removed of all privies within the corporate limits twice a month from May 1 to November 1, and once a month from November 1 to May 1.[16]

The incremental expansion of the corporate limits was noted in the *Mayor and Council Minutes*, such as the entry for March 10, 1896.[17] With the May election of 1896, the newly elected Mayor Joseph Reading[18] and the Council forged ahead with a goal to "encourage the investment of capital and the establishment of factories"[19] in the town. Very soon after the election, on May 20, 1896, the new Mayor and Council discussed building a town Waterworks. At that meeting, they established a committee of three to investigate the feasibility of such an installation. The committee would look into what type of system, and where it would drain and associated costs, the cost of construction, the annual maintenance costs and the potential annual income. Mayor and Council also ordered the bailiff to take a census to provide a current population figure. Other related issues at this time involved letting a contract for a Scavenger to clean and remove privy deposits on a regular basis,[20] and evaluating the installation of municipal electricity.

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[7] William Reading was born in Hunterdon county, New Jersey in 1822, and died in Rockville in 1897. He moved to Washington, D.C. in 1853, and then to Rockville in 1883 (see *Sentinel* December 31, 1897, obituary), working as a lumber and coal merchant and then with real estate.
[8] E.B.P. 30.387
[9] 201/129; recorded April 10, 1897
[10] He platted "Reading's 1st Addition to Rockville" in 1888. This was replatted in 1893 as "Rockville Park."
[11] McGuckian, p. 75.
[12] McGuckian, p. 75.
[13] Public Health Bulletin, #65, p. 6 notes that there are 8 or 10 residences within 1,000 feet of the town well.
[14] *Minutes Book 21,* May 15, 1896.
[15] Public Health Bulletin, #65, page 4.
[16] Public Health Bulletin, No. 65, page 4; *Minutes Book 21,* June 3, 1896.
[17] *Minutes Book* 21. *[check if this included ER's part of Rockville].*
[18] In the 1900 census, Joseph Reading's occupation is listed as a "real estate dealer."
[19] *Minutes Book* 21, May 15, 1896.
[20] The town hired George W. Meads for muncipal Scavenger services in July 1898 and paid him $28 per month. He also took on the contract to clean the streets, for $50/year.

In July 1896, the Mayor and Council reviewed a report by the Waterworks Committee where they stated a need for an accurate cost estimate.[21] They agreed to hire an engineer, George C. Morgan, to prepare detailed plans and estimates for the system. The Mayor and Council agreed to lease land from William Reading, with an option to purchase the property pending a drilling test. Bids to drill a test well were received two weeks later.[22] It wasn't until October 2, 1896 that Mr. Morgan presented his plans for the Waterworks. They were quickly accepted and three days later, the town entered into an agreement with Mr. Morgan for engineering and supervision of the construction of the Waterworks. The town hired D.E. Miller Artesian Well Drilling Company to drill an 8" diameter well to a depth of 224-1/4' at a cost of $763.87. They solicited bids from financial groups to support a town bond effort to pay for the Waterworks. When the first choice, Grimke, withdrew in late December 1896, the town accepted the bid from the National Bank of Rockville Maryland to issue bonds for $20,000 to fund the construction of the Waterworks.[23] Then, the town hired Rosser and Castoe of Bellaire, Ohio to build the Waterworks for a fee of $16,888, under the supervision of Engineer Morgan.

In April 1897, the property for the Pump House was sold to the town for $600 by William and Sarah Reading.[24] The deed describes the property in relation to new and former street names, as noted with the platting of Rockville Park in 1888. The new town property lay north of John Street (formerly, and currently, known as the Baltimore road), along the west edge of Jackson Street (formerly, and currently, known as Horners Lane). It contained 20,000 square feet of land, and measured 100' x 200'. According to the platting it was parts of Lots number 41 and 42 in William Reading's Second Addition to Rockville [sic].[25]

There were other land transactions related to the operation of the Pump House over time. Land was needed for a water tower to provide the necessary pressure to pump water throughout the town. While waiting for results of the well testing, the town went ahead to purchase land for the water tower. In December 1896, the town bought Lots 20 & 21 in Block 5 of the Rockville Park subdivision from Joseph R. Reading for $369.60.[26] A series of water towers were to be built on this property; the last one was torn down in 2001, after approximately 3 years of inactivity.[27] Other related purchases included the 1916 sale to the town by Joseph Reading of a lot 453.9 feet along the west side of Horners Lane "on which the new well is located"[28]; and, the 1949 acquisition of the land directly north of the Pump House parcel.[29]

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[21] *Minutes Book 21*, July 3, 1896; special meeting.
[22] *Minutes Book 21*, July 17, 1896.
[23] See unused coupon, dated 1897 in Rockville archives.
[24] JA 58/168; recorded April 17, 1897; saying "lots numbered 41 and 42 in William Reading's Second Addition to Rockville." This subdivision was perhaps intended, but not recorded. The larger property was subsequently entered as the Croydon Park subdivision in 1924.
[25] This is recorded in the property description of the Pump House property deed (JA 58/169). Reading's "1st Addition to Rockville" involved the land south of Baltimore Road, and a "2nd Addition" was never recorded with the State. In 1924, William Reading's sons platted the property north of Baltimore Road as "Croydon Park."
[26] JA 58/169 for $369.60, recorded on 4/17/1897. The two lots had been sold to Joseph R. Reading and his wife by Washington Danenhower (L.J.A.34/23; July 6, 1892).
[27] "City topples outdated water tank," *Gazette*, Wednesday September 5, 2001. Today, the City owns three water towers: 1) Talbott Street tank (one million gallons of water); 2) Glen Mill Road / Hunting Hill tank (8 million gallons of water); and Carr Avenue tank (three million gallons of water).
[28] 258/140, recorded on 5/27/ 1916; Joseph Reading sells to Mayor and Council. The 1924 plat for Croydon Park identifies a lot at the corner of Woodland Road and N. Horners Lane as "Pump House." It measures 75' x 70' (5,250 sf; see L258/f 240). Today, the property is 102 N. Horners Lane.
[29] 1245/520, recorded on 4/15/1949; parts of Lots 15, 16 Block E, from John G. Reading to Mayor and Council. Today, this is part of the public park at the Pump House Community Center.

Pump House History

The site selected for the new Rockville Electric Light and Water Works was a low-lying area east of the railroad tracks on "Jackson Street" with known springs and a meandering stream known as "Monkey Run" passing through. Federal officials later noted, "This stream drains a considerable portion of the town's most insanitary area and is practically an open sewer."[30] The 1897 Sanborn Insurance Map includes a notation that the Rockville Electric Light and Water Works is "being built." It had one Dynamo, "800 inc. lights," and used a Deane pump, with a capacity of pumping 75 gallons per minute. An 8" well pump at 397' above sea level (asl) sent the water to a Stand Pipe located on Grandin Avenue at 460 feet asl. The stand pipe was a typical shape for a water tower at the turn of the century. From this high point, water could be piped throughout the town. Water pipes had to be installed, and this was done in increments to individual homes.[31]

The new power plant was used for town water and electricity.[32] David M. Munroe was given the job of Engineer and Electrician at $60/month. Thomas F. Monday was hired as the Assistant Engineer at $30/month.[33] The Mayor and Council established rates for water and electricity. For example, they charged 30¢ per 1,000 gallons of water, plus an additional $5.00 per year if you owned a bathtub. Electricity was billed at $1.25 per month for 4 lights or less, with a maximum of $3.70 per month if you had more than 15 lights. Barbers were charged by the chair, and cows were figured at a rate of $1/annum. Shop keepers were variously charged. For example, soda fountains were charged $3/annum, and oyster eating saloons were charged $6/annum.[34]

A series of plan view drawings published by the Sanborn Map Company and drawn for insurance purposes is helpful for tracing physical alterations at the Pump House from 1897 to 1960. The maps provide such details as wall dimensions (thickness and height), building materials, type of engine on site, pumping capacity, and whether or not there was a watchman after midnight.
The 1897 map notes use of 1 engine with a capacity of pumping 75 gallons per minute. The drawing also shows the piping to send water to the stand pipe [on Grandin Avenue]. The building is labeled "Rockville Electric Light and Water Works."

The Power House and its contents were destroyed by a fire on Friday night, May 17, 1901 between the hours of midnight and 2:00 a.m. Three days later, the Mayor and Council authorized Mr. William W. Welsh to make repairs at once and start the pump.[35] Problems with restarting the production of electricity may be reflected in the August decision of Mayor and Council to light the streets with oil.[36] When the 1903 Sanborn maps were published, the building was labeled "the Rockville Pumping Station." A second well had been added.[37] Two Columbia gasoline engines were used to power two Gould force pumps, with a combined capacity of 250

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[30] Public Health Bulletin #65, p. 5.
[31] Minutes Book #21, April 6, 1897: "On a motion, the water main to be extended to the residence of Everett S. Beall, and also along Park Avenue to residence of Joseph N. Bailey, also down the City road to residence of Miss Blanche Braddock, and along Maryland Avenue to dividing line between Warfield and Wm. Dobson." At a follow-up meeting (8-30-1898), the Mayor and Council authorized cutting off the water for Miss Braddock for non-payment.
[32] There already were power poles along Washington and Jefferson Streets for on July 1, 1896, the Mayor and Council considered a request for the installation of new poles for telephone wiring, and decided to use the existing poles.
[33] Minutes Book #21, March 23, 1897
[34] Minutes Book #21, April 6, 1897.
[35] Minutes Book #21, May 20, 1901. Mayor and Council reported that the repairs were completed by December 4, 1901, including bracing the roof for $669.00.
[36] Minutes Book #21, August 14, 1901.
[37] Minutes Book #21, February 17 [Mr. Welsh was directed to ask Fisher Brothers about boring a new well]; and, July 2, 1902 [the Mayor and Council met at the Power House to select a site for the new well].

gallons per minute. The waterworks had been enlarged at the south side, bringing the footprint of this shed-roofed portion to its current configuration.

The 1908 Sanborn maps shows The Rockville Pumping Station and Electric plant with this same configuration, and it was back into the business of producing electricity.[38] Notation on the Sanborn map indicated that the plant operated until midnight, and that there was no regular watchman. They used a Horizontal steam boiler, along with the two gasoline engines to run the two Gould pumps. Capacity was still 250 gallons per minute. The building walls were 8" thick, and the floors were brick. The roofing materials were called out as "non-combustible", something that was important from an insurance company's point of view. The walls were described as 1-story 14' height, and 1-story 12' height.

While the town was concerned with sewage problems, including occasions when the Scavenger didn't follow regulations, or when private sewage systems failed to meet standards established by the Town Health Office[39] the need for more effective steps became apparent with the sorry events over the holiday season in 1913-14. Investigation into the causes of the typhoid outbreak, and the evidence of a relationship between the town's water system and the lack of a corporate sewerage system was established by the United States Public Health Service.[40] Twenty-eight people became sick with typhoid fever during this brief winter period, and three people actually died, including the son of Mayor Offutt. According to this report, the town expected a few typhoid cases each summer, but a winter outbreak was unheard of. The State Board of Health of Maryland made a request for assistance to the Surgeon General of the Public Health Service and Mr. Lumsden was sent out to investigate the outbreak on February 2, 1914. He and his staff worked quickly and determined that the cause of the infection was the inadequate well casing for the old Well #1 at the Pump House. Because of either a cracked casing, or the fact that the casing stopped at bedrock, local ground water intruded into Well #1 and the town's water supply. Mr. Lumsden was able to identify the source of the contamination as runoff from an unsanitary privy up the hill at a property on the north side of Baltimore Road, subsequently identified as 308 Baltimore Road, as well as water from a town stream known as "Monkey Run" that passed by the Pump House.

The town acted immediately upon the Public Health officials' recommendations and ordered the treatment of the town's water supply on February 3rd. The whole system was flushed with hypochlorite of lime, including the well, the cylindrical steel tank in the pumping station and the standpipe on Grandin Avenue. A new hypochlorite plant was also added at the Pump House to provide continued treatment of the water. The flow of Monkey Run was facilitated, and drainage ditches constructed all around the Pump House to assure that surface waters were drawn away from the site before they could percolate into the town's water system. In addition, the health officer recommended a radical improvement in the general sanitary conditions of the town, particularly, with the collection and disposal of human waste and the town agreed on the need for a municipal sewerage system. To provide for rapid construction of such a system, the town approached the State for authorization to issue bonds, not exceeding $50,000, to fund the construction of a sewerage system. Ezra B. Whitman of Baltimore was hired to build a complete sewerage system.[41]

Problems with the production of clean water were addressed, and water production increased by 1915. With the installation of a third well at the Pump House site, the town now had the capacity to pump 342 gallons per minute. A new concrete reservoir was added to the south of the Pump House that could hold 75,000 gallons of water. A new 8" water pipe for public service was added under Jackson Street. Renovations of the Pump House are indicated with a notation that the walls of both portions of the building (square

[38] McGuckian, *MHT state inventory form*, 1976. Production of electricity was re-instituted in 1905. However, in 1909, the Potomac Electric Power Company was granted the franchise to provide electricity to the city.
[39] Minutes Book #22, September 26, 1912.
[40] "Typhoid Fever in Rockville, MD., by L. L. Lumsden.
[41] Minutes Book #22, May 20, 1914..

center block, and south side wing) were 15' high. This is a change from the original construction with center block walls at 14' high, and side wing walls at 12' high.

In 1916, the Mayor and Council resolved that all premises be connected to the town sewer system by October 1st of that year. The sewer system consisted of piping from each property to centralized trunk lines that sent the waste water to a treatment site. It was determined that each property generated sufficient waste water to flush the system pipes. Once the water was treated, it was discharged into the natural watersheds.[42] At this time, too, the Mayor and Council ordered the Clerk to record a deed of sale by Joseph Reading to the town of Rockville for a lot "on which a new well is located." The new pumping station was to be staffed by C. Bean.[43] The additional well evidently subsidized the three existing wells at the Pump House site.

In the 1924 Sanborn survey of Rockville, there were some additional buildings added to the Pumping Station and Electric Plant property. This included a long, narrow one-story structure close to Jackson Street labeled "A" for auto house, or garage. A small shed was added at the back (west) of the property and a one-story Sewer Pump House was also constructed on Jackson Street. As this was a low point topographically, a sewer pump was required to move sewage into the general system. There were no other changes to the Pump House building itself, with three operating pumps and a watchman now on site.

Croydon Park was platted in 1924 by Joseph Reading and John G. Reading. With this plat, Jackson Street was renamed as Horners Lane. Existing structures within the new subdivision included the old Pumping Station, a Pump House at the corner of Woodland Road and Horners Lane, James Welsh's property fronting Baltimore Road in Block C, William Brewer's old house facing Croydon Avenue in Block D, and a home along Maple Drive in Block F. The 466 lots included in this plat were mostly 25' wide, with corner lots typically measuring 30 feet wide. With angled streets, and a large triangular park along Park Road, the lots varied in depth, typically from 145' to 120'. Typically, the lots were sold in groups to provide lots of varying size with at least 50' of road frontage.

The Pump House served a dual purpose after the Public Works Department was stationed there ca. 1932.[44] There were many changes in the town as well, including the construction of a municipal wastewater treatment plant on Cabin John Parkway.[45] There were several small pumping stations throughout the town, such as the one located on the Pump House property. Alterations to accommodate the needs of the Public Works Department are reflected in the 1949 Sanborn map. This drawing shows that a central hallway and office were constructed by dividing the large square room at the Pump House into two areas. The room to the north continued to house two wells and associated pumps. The south shed addition housed a single well. Water was pumped to the 75,000 gallon concrete reservoir, and then out an 8" water pipe to the water tower on Grandin Avenue. A small 1-story addition was added on the west façade, which most likely housed stairs leading to a new 2nd story area for staff.[46] A pumping station for a sewer pump was still on site, at the southeast corner at Horners Lane. The one-story auto house was enlarged along Horners Lane as well.

The 1950s marked very big changes in Rockville, including its growth from a "town" to a "city." By 1951, the population had

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[42] The City includes three watersheds: Rock Creek, Watts Branch, Cabin John. The sewerage pipes are designed to work with the natural topography, which also reflects the natural drainage of each watershed. The biggest concern is to maintain separation between the citywide water system and the citywide sewerage system.

[43] Minutes Book #22, May 17, 1916. See Liber 258/f 240. The property is now identified as 102 North Horners Lane. This property was sold by the town in 1939 to John R. Mills. Mr. Mills and his family were instrumental in the development of many properties in East Rockville.

[44] "Speaking of Rockville", February 1962, Vol. VI, #2.

[45] "Sewer Report – Cabin John Valley" by John G. McDonald, City Manager, 1954.

[46] Information from Byron Turner (May 2005), Operations Maintenance Superintendant, recalling exterior stairs leading to a 2nd story within the Pump House. A low bricked-in opening, on the west façade, at the appropriate level is visible.

outstripped the wastewater treatment capacity of the Cabin John Parkway city facility. The City and the State worked together to reach an agreement in 1953 to close the City facility and connect into the regional WSSC system. The supervisor of the Cabin John facility, Lloyd Taylor, was transferred to a new position as the Assistant Superintendent of Buildings and Grounds.[47] The other significant change that arose because of the growing population in Rockville was the construction of a new water treatment plant for the City, which drew its water from the Potomac River. This plant was constructed in 1956-57, and the official opening ceremony was held on October 17, 1958. The plant opened under the direction of Superintendent William Sizemore. With this new plant, the City abandoned approximately 30 deep wells, including those at the Pump House.[48]

As recorded in the 1960 Sanborn map, the concrete block addition on the north side of the building had been built. The two wells had been removed from the main room of the Pump House. Pumps continued to operate in the small addition on the north side, as well as having one pump in the south shed addition. These three water pumps were used to maintain pressure at the Grandin Avenue water tank. A very large concrete stand pipe with a capacity of one million gallons was constructed on lots 10-16 of Block E.[49] Water from the Potomac River was sent to this tank, and was then pumped to the elevated water tank on Grandin Avenue as needed to maintain the required pressure. A large one-story equipment shed had been built next to this stand pipe, and the rambling one-story garage building had been removed. The sewer pumping house was still shown in the 1960 Sanborn map.

As reported in the City newsletter of February 1962, "Rockville's surging growth has again spelled the doom of a long outmoded public building…[50] The City was ready to move the Department of Public Works to a new building on the grounds of the Civic Center, and demolish the Pump House. This proposal, however, was contested as new ideas were put forward for a new use of the Pump House. The City's Director of Recreation, Neil Ofsthun, proposed renovating the building and surrounding land for a neighborhood meeting house and playground.[51] The *Sentinel* article also reported that the pumps in the north wing were still operating, but were "scarcely audible." The Pump House served as the City's first Senior Center for many years.

The Pump House continued to provide a dual use for the City until 1998. Up to that time, internal pumps still forced the water in the surface tank adjacent to the Pump House into the water tower on Grandin Avenue. This, however, was discontinued in 1998. After some debate while the tanks stood empty for three years, the city witnessed the demolition of the surface tank and the Grandin Avenue water tower in 2001. Today, the Pump House serves as a local community center for East Rockville, and as the centerpiece of a City park. Plans for a renovation of the building are underway, and the work will assure that this important structure will continue to serve the Rockville community for years to come.

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[47] This eventually became our Department of Recreation and Parks. Information from Byron Turner, DPW, City of Rockville.
[48] "Ceremony set for 8:30 p.m. at Court House", *Sentinel* October 16, 1958, p. 1.
[49] *Check deeds for purchase information.*
[50] "Speaking of Rockville", February 1962, Vol. VI, #2.
[51] "Pump House Civic Use Eyed by Rockville" by Betta Grouell, Sentinel, September 24, 1964.

9. Major Bibliographical References

Inventory No.

Typhoid Fever in Rockville, MD; Report of an outbreak by an infected water supply from a deep well, L. L. Lumsden, Public Health Bulletin #65, Treasury Department, United States Public Health Service, GPO, Washington, May, 1914.

M-NCPPC Inventory of Historic Sites, Eileen McGuckian, Park Historian's Office, Rockville, MD 1976.

Minute Books of the Mayor and Council

Sanborn Fire Insurance Maps

10. Geographical Data

Acreage of surveyed property	0.459		
Acreage of historical setting	0.459		
Quadrangle name	Rockville, MD-VA.	Quadrangle scale:	1:24,000

Verbal boundary description and justification

From Deed JA 58/169: Subdivision 201, P 203:

"Beginning for the same at a point at the end of 468.62 feet on a line drawn south 55 degrees west from a stone heretofore planted at the intersection of the north edge of John Street (formerly known as the Baltimore road) with the west edge of Jackson Street (formerly known as Horners Lane) and running thence with said edge of said lane north 50 degrees west 200 feet, then at right angles south 40 degrees West, 100 feet, then parallel to the first line, south 50 degrees East 200 feet, then south 40 degrees west 100 feet to the beginning. Containing 20,000 square feet of land, the same being parts of Lots number 41 and 42 in William Reading's Second Addition to Rockville . . . "

11. Form Prepared by

name/title	Robin D. Ziek, Historic Preservation Planner		
organization	City of Rockville	date	May 16, 2005
street & number	111 Maryland Avenue	telephone	240-314-8200
city or town	Rockville	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600